

MINUTES OF A WORK SESSION,
PUBLIC HEARING AND REGULAR MEETING
OF THE VINEYARD TOWN COUNCIL
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
May 11, 2016 at 6:00 PM

6:00 PM WORK SESSION WITH STAFF

Present

Absent

Mayor Randy Farnworth
Councilmember Tyce Flake
Councilmember Julie Fullmer – (6:10 PM - electronically)
Councilmember Dale Goodman
Councilmember Nate Riley Present

Staff Present: Public Works Director/Engineer Don Overson, Sheriff's Deputy Collin Gordon, Building Official George Reid, Planning Commission Chair Chris Judd, Town Clerk/Recorder Pamela Spencer, Finance Director Jacob McHargue, Town Water/Sewer Operator Sullivan Love, Storm Water Manager Sam Bell.

Others Present: Resident and Planning Commissioners Cristy Welsh and Wayne Holdaway; Pete Evans with Flagship Homes/WatersEdge

Mayor Farnworth opened the Work Session at 6:01 PM

PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL: Planning Commission Chair Chris Judd – Chair Judd reported on the WatersEdge Phase 9 – James Bay and mentioned that they had a discussion on the single access point into the development. He mentioned that the development did not need two (2) access points. Town Building Official George Reid explained that they were referring to the 2015 Fire Code, which was not in effect until July of 2016. Chair Judd reported that the commission was not in favor of the small access point into the future parking lot for the park. He explained that the concern was not having two (2) access points but the size. Councilmember Flake mentioned that Flagship Homes would like a gated community. Mr. Judd stated that the commission was in favor of two (2) access points. Councilmember Riley asked what the current code required. Chair Judd thought that if it had 20 or more homes it needed two (2) access points. He also felt it was important to have the trail along the lake match the County's trail plan. Public Works Director/Engineer mentioned that they had a section through the park of trail to the other side of Vineyard Road where it turned that did not connect to the other trails. Councilmember Riley asked about the timeline for the County's trail project. Mr. Overson replied that the county did not have funding for this trail project. He was concerned about building another trail section that did not connect to anything.

Councilmember Fullmer joined the meeting at 6:10 PM.

Councilmember Riley suggested that they look into grant programs to help build the trail. Mr. Overson said that they needed to find out who owned the property first.

Mr. Reid explained that he researched the code requirements for access points and the 2012 code was the same with 30 plus lots for additional access points. Mr. Overson suggested that they install a crash gate or have another way that emergency vehicles could get into the subdivision. Councilmember Riley felt that they could not stop them from having only one access point because of the State Code. Councilmember Goodman suggested that they thicken the sidewalk and make it strong enough to allow an emergency vehicle to drive across it. Mr. Judd asked how much parking they would lose in the park if they added a crash gate from park into the subdivision. Mr. Overson said that they could paint “no parking” in front of the crash gate. Mr. Judd mentioned that Commissioner Kohl who was a fire fighter stated that they would never use a crash gate.

Councilmember Goodman asked if they were allowing for on street parking. Mr. Overson replied that it would be allowed and explained the size of lots and planned driveways.

Mr. Overson said that there were several lots being graded to the trail elevation, which would allow storm water to run directly into the lake without going through any type of cleanup. Mayor Farnworth asked if The Shores subdivision was graded the same. Mr. Overson replied that it was not because they did not meet the requirements when the subdivision went in.

Mr. Overson mentioned that 300 West had not been constructed as of to date and suggested that they include in the stipulations that it be completed before they have building permit approval.

Councilmember Flake recommended that they install a barrier or gate at the trail to prevent vehicle use.

Councilmember Goodman asked if there was any detention or retention tied to the lots. Mr. Overson replied that anything coming off the back of the lots would end up at a street. He added that anything above that would be going into a detention pond. Councilmember Goodman asked if they would need to collect the water across the back. Mr. Overson suggested that they have the Engineer of Record come up with a solution and make it their responsibility to collect the water.

Mr. Overson said that they would require the developer to build the road to the town’s standards. He said that he preferred the road be a public road with access. Mr. Judd asked where they would push the snow. Alternate Planning Commissioner Cristy Welsh said that Mr. Evans had mentioned that they may have a walkway into the park. Mr. Overson stated that there would be an easement for access from the town.

COUNCILMEMBERS’ REPORTS

Councilmember Julie Fullmer – Councilmember Fullmer had no new items to report.

Councilmember Dale Goodman – Councilmember Goodman had no new items to report.

Councilmember Tyce Flake – Councilmember Flake reported on the interim committee for the legislature. He mentioned that the House Bill for Short Term Rentals was in committee. He stated that there were several bills that would require action by the town if approved. Mayor Farnworth asked if they would need to retain a lobbyist. Councilmember Flake replied that the Utah League of Cities and Towns (ULCT) would be lobbying on the town’s behalf.

Councilmember Nate Riley – Councilmember Riley reported that he would be attending an Economic meeting on May 12, 2016. He briefly discussed the proposed Heritage Committee.

MAYOR'S REPORT - Mayor Farnworth reported that he would be attending a meeting with North Pointe Solid Waste to discuss the purchase of the south landfill. He mentioned that they had a meeting with Frank Young from UVU and Jake Young from Civil Solutions about the train station. Councilmember Riley said that after attending the open house that UVU had sponsored he emailed them and asked to have a meeting to discuss their desires. Finance Director Jacob McHargue mentioned that they would be meeting with Mr. Frank Young once a month. Councilmember Flake stated that Mr. Frank Young said that they were interested in putting in a parking lot on their property next to the train station. Mayor Farnworth said that they had put \$5 million towards to the UVU property. Councilmember Riley agreed that they had put too much money into the property and did not want to see ancillary buildings on the UVU property. He said that they were trying to build a walkable / livable community so it would make sense to have a Masters or PhD programs there. Councilmember Flake said that he mentioned that they were going to be building the community that UVU asked for in their presentation. Mr. Overson mentioned that The Forge was thinking about putting in office campuses that would relate to the master's programs that UVU had.

Mayor Farnworth reported that they had a meeting in regards to the RDA projects and bond obligations. He said that the costs came to around \$226 million. Mr. McHargue stated that no incentives for future businesses were included. He mentioned that the \$226 Million was what was available if everything went as planned. He added that it was a 30-year budget. Pete Evans with Flagship Homes asked if the \$226 million was a net number after infrastructure. He asked if there were three buckets. Mayor Farnworth stated that there were four (4) buckets: infrastructure, incentives, environmental cleanup, and job creation. He said the budget was loaded near the end of the RDA. He said that they had written a letter to give to Anderson Development that stated that the RDA would be willing to partner with them. He added that if anyone else wanted money, they needed to submit an application and it would need to fit the areas listed.

He mentioned that they had received a letter from Lindon City requesting RDA funds to complete the Lindon Heritage Trail. He mentioned that Mr. Overson suggested that if the RDA was going to invest in the trail that Vineyard should be listed in the name.

Councilmember Riley asked how the TIGER grant would affect the RDA projects. He said that he understood that it could be a few years away. Mr. Overson replied that in order to make the Town Center's train station work it would take several funding sources. He felt that they needed to pick up momentum and get funding from private entities. He said that with the list they created there was not enough money in the RDA to pay for it all.

Councilmember Riley asked if they could continue the street lights in other areas of the town. Mr. Overson replied that they were requiring the lighting to be installed when the area was developed.

Councilmember Goodman asked about the parks on Main Street. Mr. Overson replied that they had a grading plan that was almost finished. Mr. Evans stated that he had received the grading plan and had it out to bid. He mentioned that Phase 1 would be the parking lot, and added that he had a bid out for the irrigation on the south half of the park. He said they wanted to get the parking lot built, the loop sidewalk installed, and have the soccer field hydro seeded by the end of the summer. He added that over the winter and spring they would install the splash pad and play equipment on the north end of the park.

Mayor Farnworth asked if Council agreed to give the letter to Anderson Development. Council agreed to wait for the town attorney's opinion on the wording of the letter.

AGENDA REVIEW

(Time Permitting the Mayor and Town Council will review the items on the agenda.)

5.4 Authorization on the overpass design contract.

Mr. Overson explained the cost and fiscal impact analysis report. He felt it was import to have a shovel ready project to make it easier to fund. He said that it would take some time to design the overpass, because they needed a geotechnical study done. Councilmember Riley asked if they had already spent money on the design. Mr. Overson replied that the money spent on the front end was a concept design to see what the height needed to be to build Mill Road. He explained that the geotech, the structural design, and girder span, etc. still needed to be done. He added that they were not redoing anything that had already been done. He said that the design cost would be about two (2) percent of the cost to build the overpass. Councilmember Riley asked if spending the \$288,000 would they be able to get more accurate figures of what it would cost to build the overpass. Mr. Overson replied that once the design was complete they would have a more accurate cost to build it. Mr. McHargue stated that the current balance in the roadway facility impact fees was \$944,000.

Mr. Overson said that with the project he wanted to provide a fiscal impact analysis to show to the cost and where the money would come from. Councilmember Riley asked if they were under a time limit to spend the impact money. Mr. McHargue replied that they were okay in the timing for spending it. He said that once they get the overpass design done they would be under a time limit to start construction on the overpass.

5.2 2016-2017 Budget

Mr. McHargue reported that the sewer rates were an issue. He said that they had done an analysis and based on that he would be proposing an increase. Councilmember Riley asked if they were going to raise the rates to the full amount. Mr. McHargue replied that it would only be enough to stop the loss. He said that the base rate cost did not cover all costs. He proposed that they raise the rate \$2.92, which was a pass through fee. He said that the rate would not cover any maintenance costs and they needed to start building a fund balance. Mr. Overson mentioned that they had added additional staff and would run in the red until the population increased enough to cover equipment, etc. Mr. McHargue mentioned that the base rate was \$16.04 and only covered the first four (4) gallons every month. He explained that if they paid \$3.00 a gallon then 80 percent was going to TSSD. He said that in the schedule the council adopted a few years ago the sewer base rate would decrease per gallon each year until it was at zero and then it would cover all of the costs. Councilmember Riley stated that they were proposing a 100 percent increase. Mr. McHargue replied that the TSSD rate would not be going away. Mr. Overson recommended that staff look at the fees completely and let the council know where they were at and where they needed to be.

Councilmember Riley felt that there was a fine line with what they were trying to do and when the resident's sewer bills doubled. Mr. McHargue stated that the bills would not double.

Councilmember Riley asked what percentages of the people were using more than the base rate amount. Mr. McHargue replied that an average home used 4.16 gallons so their bill would be \$16.04 and then next year it would go to \$19.04. He said that most people would not see that big of difference. Town Water/Sewer Operator Sullivan Love explained that it would have a bigger impact for those residents and businesses north of 400 North because the waste had to be pumped twice. Mr. McHargue explained that this amount only lessened the subsidy by \$20,000. Councilmember Goodman asked if the utility bill broke out how much of the sewer amount went to TSSD. Mr. McHargue replied that it did not. Councilmember Goodman felt that they needed to separate out the charges on the bills.

5.3 Deannexation

Mr. Overson explained that Lance Ford owned adjoining property in Vineyard and Orem and that they had submitted plans to build a home on these properties. He said that Mr. Ford was told that in order to meet the setback requirements they needed to annex the property into Orem before they could build their home. He said that Orem had requested a letter from Vineyard to allow Orem to start the annexation process. Councilmember Fullmer expressed concern with the annexation. She explained that the letter sent from the HOA stated that property was to be divided with the other landowner as soon as it was conveyed to him. She expressed concern with the landowners having chickens, allowing the weeds to get out of control and that the town having not control if they allowed the land to be annexed into Orem. Mayor Farnworth agreed that the land would be in Orem and the town would have no control. Councilmember Fullmer felt that the people in that area would ask that the town not allow the annexation of the property into Orem. Mr. Overson explained where the boundary lines were.

Councilmember Flake asked if the town controlled the sidewalks. Mr. Overson replied that the sidewalk and park strip were in Vineyard. Mr. Judd expressed concern with line of sight and six-foot high fences along that area. Mr. Overson stated that there would be no site distance issues once the roundabout was completed.

Mr. Judd felt that they should have some design requirements to keep the area looking nice.

Mr. Overson explained that the home was 3 feet over the setback requirements and he suggested to the Fords that they shrink the home's footprint.

Councilmember Goodman asked if they could deannex a minimal amount and not the whole parcel. Mr. Overson said they if they did that the Fords would ask the town to purchase the parcel they were not using. Mr. Love explained that if he owned the property he could put a fence up regardless of annexing the land. Mr. Judd said that they had setbacks for the fences and was concerned with site distance.

Councilmember Fullmer mentioned that they were in the process of filing a quitclaim deed from the HOA subject to the property being split with the adjoining landowner.

Mr. Overson asked for direction from council. He said that the building permit would not be issued until the land issue was resolved.

Mr. Love mentioned that Orem's Zoning Code allowed chickens on property less than an acre.

Council wanted to research the issue further. Mr. Overson suggested that they purchase property from the Clegg family and build the roundabout for safety issues.

ITEMS REQUESTED FOR FUTURE AGENDAS – no items were presented

Town Council took a short break at 7:24 PM.

Present

Absent

Mayor Randy Farnworth
Councilmember Tyce Flake
Councilmember Julie Fullmer – (6:10 PM - electronically)
Councilmember Dale Goodman
Councilmember Nate Riley Present

Staff Present: Public Works Director/Engineer Don Overson, Sheriff's Deputy Collin Gordon, Building Official George Reid, Planning Commission Chair Chris Judd, Town Clerk/Recorder Pamela Spencer, Finance Director Jacob McHargue, Town Water/Sewer Operator Sullivan Love, Storm Water Manager Sam Bell.

Others Present: Resident and Planning Commissioners Cristy Welsh, Wayne Holdaway, and Tim Blackburn; Pete Evans with Flagship Homes/WatersEdge; Daniela Alvarez the Board Chair for Freedom Academy; Gerald Anderson with Anderson Development

Mayor Farnworth opened the Regular session at 7:31 PM. Councilmember Riley gave the invocation.

CONSENT ITEMS:

- a) Approval of the March 23, 2016 Minutes
- b) Approval of the April 13, 2016 Minutes
- c) Final plat approval WatersEdge Phase 1B
- d) Final plat approval WatersEdge Phase 4B
- e) Final plat approval Edgewater Phase 9
- f) Final Plat approval Edgewater Phase 10
- g) Final plat approval Edgewater Phase 11

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER FULLMER MOVED TO APPROVE THE CONSENT ITEMS. COUNCILMEMBER FLAKE SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

STAFF REPORTS

Public Works Director /Engineer– Don Overson – Mr. Overson reported that they had set a date for May 27 to dedicate a bench and plaque in Gammon Park in memory of Kelly Boren and her children. Public Safety building construction had started. He mentioned that they were replacing three (3) trees in the park. He added that they were cleaning several areas of the town. He asked that people let him know if there were town owned areas that needed the weeds sprayed.

Attorney – David Church – Mr. Church was excused.

Utah County Sheriff's Department – Deputy Collin Gordon – Deputy Gordon reported on the 1st quarter for 2016 law enforcement calls for service. Councilmember Riley asked if there were concerns in the town that would require the Council's attention. Deputy Gordon replied that there was nothing out of the ordinary. He mentioned that he had seen an increase in disturbance calls, etc. Councilmember Fullmer asked if there was a breakdown of the areas the calls were

coming from. Deputy Gordon replied that he was still working with the Sheriff's IT department to get those statistics.

Planner – Aric Jensen – Mr. Jensen was excused.

Finance Director – Jacob McHargue – Mr. McHargue reported that Orem Fire was willing to continue their self-insurance coverage. He said that Orem would provide the insurance at a cost of around \$20,000.00. He said that the money would go into a pool to cover workers compensation and liability while providing services to the town. Councilmember Riley asked if they were paying the premium would it be different. Mr. McHargue replied that they cannot take on the liability and added that they would have to set up a separate entity to cover Vineyard. He explained that Orem had a study done every year to assess the premiums, which they would assess to the town yearly.

Town Clerk/Recorder – Pamela Spencer – Ms. Spencer had no new items to report.

Building Official – George Reid – Mr. Reid reported that they had the code enforcement module running on iWorQ so they were able to track complaints.

Mayor Farnworth mentioned that they were excited to get the Public Safety building finished. He said that they had made a decision on how to fill the building.

OPEN SESSION: *Citizens' Comments (Please see note below)*

Mayor Farnworth opened the public session.

Daniela Alvarez the Board Chair for Freedom Academy introduced herself and other members of the administrative staff: Lynne Herring – Executive Director; Chris Helvey – Business Manager; Jonathan Kano – Principal for the Vineyard campus; and Ashley Schoessow – Curriculum Director for the Vineyard campus. Ms. Alvarez stated that they looked forward to many years of success in Vineyard. Mayor Farnworth mentioned that he met with Mr. Kano and that staff made suggestions about their safety concerns. Ms. Alvarez mentioned that they were on schedule to open this fall.

Mayor Farnworth called for further comments. Hearing none, he closed the public session.

BUSINESS ITEMS:

5.1 DISCUSSION AND ACTION – Preliminary Subdivision Plat Waters Edge Phase 9

Flagship Homes is requesting preliminary subdivision plat approval for Waters Edge Phase 9 James Bay, which is located south of 400 N and immediately adjacent to Utah Lake. The Planning Commission will review and make appropriate action. The Mayor and Town Council will take appropriate action.

Mayor Farnworth turned the time over to Pete Evans with Flagship Homes/Waters Edge.

Mr. Evans gave a quick overview of the project. He mentioned that they would have a single point of entry. He explained that they were currently in the market study phase to determine if the streets would be public or private. He added that the streets would be built to public standards. He said that they incorporated the lakeshore trail and tied it into the existing

development trails. He explained that they would like to reclaim some of the natural sandy beaches along the lakeshore. He mentioned that they met with environmental consultants to do any wetland delineations. He said that they would do a boardwalk if there were any delineated wetlands.

Mr. Overson expressed his concern with only one access point into the subdivision. He said that they suggested having an accessible sidewalk. Mr. Evans replied that they would be willing to look at it and have a Knox-Box for emergency vehicle access.

Mr. Overson requested that 300 West be constructed at the same time as the subdivision so that by the time building permits were issued it was completed. Mr. Evans stated that it was included on their plans.

Mr. Overson expressed his concern with how the lots would be graded out to the trail and if there were any drainage requirements that they be taken care of during the construction process. Mr. Evans replied that they would take care of it. He said that there was a steep drop off which was created by the sod farm usage. He said that they would gradually slope it to the trail. He mentioned that the County and the Utah Division of Forestry, Fire, and State Lands who would be clearing debris in that area in the next couple of months. He stated that they had the delineation done past the sandy areas so they were confident they could clean up these areas. He mentioned that they would be able to connect the 3-acre park to a trail along the west side of phase 9 to create a shoreline recreational area.

Councilmember Goodman asked how far south the County was spraying for the phragmites. Mr. Evans replied that they looked at the whole area but was not sure how far they went. He explained that when they put in the trail on the west side by the Shores subdivision they would bring it up to the County's specifications.

Mr. Overson commented that if they were private streets, they would need an easement to maintain the utilities. Mayor Farnworth asked where they would put the snow if they were public streets. Mr. Evans replied that they would be using the new wider street standard for the town.

Councilmember Flake expressed concern with vehicles using the trail and asked if they would include a gate of some kind at the park. Mr. Evans replied that the park would be two (2) tiered with a grade down to the trail. Councilmember Riley asked if they had spoken with the County about their continuing the connection of the trail to the existing trail Mr. Evans replied that the County told him that once the Waters Edge trail was in then the County's trail section would move up on their priority list. He explained that the design would tie into the backbone trail, etc.

Mr. Evans mentioned that they had the site plan for the multifamily plan on Phase 7D. He added that Phase 9 was the last preliminary plat in the project.

Councilmember Flake asked Mr. Overson what he would suggest for the conditions on the motion for the strengthening of sidewalk. Mr. Overson said that it made a difference if they were public roads or a gated community. He suggested that they wait until the final comes in and added that they make sure 300 West was included in the approval process. Mayor Farnworth mentioned the storm drain issue. Mr. Overson said that he would make sure it was addressed during the site plan approval. Storm Water Manager Sam Bell explained that the lake was a sensitive water body and would require treatment before it could go into the lake.

Councilmember Fullmer asked if the town should have to cut into the road to repair utilities would the HOA have to repair the road. Mr. Evans replied that the town would have a utility

easement and the HOA would be responsible to repair the road. Mr. Overson expressed his concern because HOAs had a hard time paying for the repairs. Mr. Evans stated that it would not be any different in the Town Homes, Condo areas, etc. Mayor Farnworth asked if they had strengthened the laws on the collection of funds and made them stricter for HOAs.

Councilmember Riley asked if they were going to leave the design up to the Engineer or stipulate it in the motion. Mr. Overson asked them to give him the authority to make sure the design of the gate was done to the town's specifications.

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER FLAKE MOVED THAT THE COUNCIL APPROVE THE WATERS EDGE PHASE 9 PRELIMINARY PLAT WITH THE FOLLOWING FINDINGS AND CONDITIONS, ADDING CONDITIONS 5, 6, AND 7:

FINDINGS

1. WITH THE CONDITIONS BELOW, THE PROPOSED PLAT MEETS THE MINIMUM REQUIREMENTS OF THE TOWN ORDINANCES.

CONDITIONS

1. THE APPLICANT CONSTRUCTS LAKE SHORE TRAIL IN THE LOCATION INDICATED AND IN ACCORDANCE WITH ADOPTED PROJECT MASTER PLAN.
2. THE APPLICANT SUBMITS SINGLE FAMILY HOME DESIGNS MEETING THE MINIMUM REQUIREMENTS OF THE ZONING ORDINANCE TO THE TOWN PLANNER FOR REVIEW.
3. THE APPLICANT MAKES ANY REDLINE CORRECTIONS.
4. THE APPLICANT PAYS ALL FEES.
5. THE APPLICANT WILL SATISFY MS4 REQUIREMENTS.
6. THE APPLICANT WILL COMPLETE 300 WEST PRIOR TO THE ISSUING OF BUILDING PERMITS.
7. THE APPLICANT WILL DESIGN AN ENTRY THAT ENABLES ACCESS TO EMERGENCY VEHICLES.

COUNCILMEMBER RILEY SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

5.2 PUBLIC HEARING – Preliminary 2016-2017 Fiscal Year Budget

Finance Director Jacob McHargue will present preliminary 2016-2017 fiscal year budget information for consideration by the Council and receive direction regarding additions, deletions, or corrections to the proposed budget. The Mayor and Town Council will hear public comment regarding the preliminary budget. The tentative budget will be presented for approval on May 25, 2016.

Mayor Farnworth turned the time over to Finance Director Jacob McHargue.

Mr. McHargue presented the preliminary budget. He mentioned that he would present the tentative budget for approval on May 25 and the final budget on June 8.

Highlights of the presentation were:

Revenues

- The Property tax made up the majority of the revenue for the town.
- Sales tax was low and Mr. McHargue anticipated that it would increase when the new census was released.

Expenditures - Mr. McHargue mentioned that the administration would not change this year.

- Contracted Services - going down because they were bringing the Planner in house and added the expenditure to the Administrative fund.
- Building and Grounds fund would be going down because they purchased trucks last year.
- The Building Department would become its own department. Councilmember Fullmer asked if the code enforcement fees were included. Mr. McHargue replied that the fee schedule updates were not included in the preliminary budget.
- Public Safety – hiring a second Deputy in July and a third one in January.
- Public Works fund decreased
- Sanitation increased based on the growth numbers
- Parks - increased because of the new park strips.
- Transfers decreased– Subsidizing the water, sewer, and enterprise funds.
- Water Fund – increasing \$127,000, which did not include any rate adjustments.
- Water Expenses – increasing \$107,000 with the purchase of an additional 100-acre feet of water from Orem. The General fund subsidizes the water fund.
- Sewer revenues – significant increase in 2016, and projected a similar increase.
- Sewer expenses – increase \$44,000 and projected subsidy would be \$84,000.
- Storm water – projected to be even with no subsidy.
- Transportation – revenue increase with no subsidy
- Allocation of salaries to all of the different funds.

Mayor Farnworth called for a motion to open the public hearing.

Motion: COUNCILMEMBER RILEY MOVED TO OPEN THE PUBLIC HEARING AT 8:18PM. COUNCILMEMBER FLAKE SECONDED THE MOTION.

Mayor Farnworth called for public comment.

Resident Chris Judd asked if there would be a reason to charge sewer connection fees. Mr. Overson replied that they could only charge connection fees for new construction. He said that other cities charge a connection fee but he was not sure how they justify the cost. Mr. Judd asked if they had checked with other cities as to what their justification was. Mr. Love suggested that they might not charge impact fees. Mr. Overson said that they looked at the maintenance cost, overhead, etc., which went into the fee schedules. Mr. Judd asked if they could charge a sewer connection fee for future maintenance of the system. Mr. Overson replied that they would have to justify it. He added that it went into the base rate fee. Mr. McHargue mentioned that the connection fees for water pays for a meter and added that they did not meter the sewer so there was no charge for the connections.

Mayor Farnworth called for further comment. Hearing none, he called for a motion to close the public hearing.

Motion: COUNCILMEMBER FLAKE MOVED TO CLOSE THE PUBLIC HEARING AT 8:22PM. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

5.3 DISCUSSION AND ACTION – Deannexation

Town Engineer Don Overson will present a request from Lance Ford for deannexation of parcel #45:454:0364 to allow him to have the property annexed into Orem for completion of his home. The Mayor and Town Council will take appropriate action.
Mayor Farnworth.

Mayor Farnworth explained the applicant's request.

Mayor Farnworth asked how the council wanted to proceed. Council agreed to continue the item until they had further information.

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER FULLMER MOVED TO CONTINUE ITEM 5.3 UNTIL THEY HAD MORE INFORMATION. COUNCILMEMBER RILEY SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

5.4 DISCUSSION AND ACTION – Center Street Overpass Design Contract

Town Engineer Don Overson will present the contract, which includes costs for the design of the Center Street Overpass. The Mayor and Town Council will take appropriate action.

Mr. Overson explained the center street overpass. He said that they looked at the alignment, they own the property, and now they needed to have the designed done. He stated that they would have better funding opportunities if they had a shovel ready project. He explained that the cost of the design was only two (2) percent of the projected cost to build the overpass. He felt that having the design would give them a firm cost to build it. Councilmember Riley asked what the timing was for each of the 4 phases of the design. Mr. Overson replied the he would like to start the process this summer. He said that the geotech study would take a while, and then they needed to turn it over to structural design on how to stabilize it. He felt they could have the design ready to go no later than April of next year. Mayor Farnworth stated that when they did the overpass on Geneva Road they had approximately 7,000 pilings they had to drive into the ground to stabilize it. He said that the geotech would tell them if they needed to do the same thing. Mr. Overson mentioned that they had two (2) different designs for each side of the road for the Vineyard Connector because the soils were different on each side.

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER FLAKE MOVED TO APPROVE ITEM 5.4 AND GIVE THE MAYOR AUTHORITY SO SIGN A CONTRACT TO START THE STUDY. COUNCILMEMBER FULLMER SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FARNWORTH, COUNCILMEMBERS FLAKE, FULLMER, GOODMAN, AND RILEY VOTED AYE. MOTION CARRIED UNANIMOUSLY.

5.5 PUBLIC HEARING - Amendments to the Town Zoning Ordinances, Town Zoning Map, Town Land Use Map

The Mayor and Town Council will review the Town Zoning Ordinances, Town Zoning Map, and Town Land Use Map and hear public comment regarding these items. The Mayor and Town Council will possibly act to adopt amendments by ordinance after receiving recommendations from the Town Planning Commission. This public hearing shall remain open until August 2016.

Mayor Farnworth mentioned that they were going to postpone this item due to the Town Planner not attending.

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER FULLMER MOVED TO CONTINUE ITEM 5.5 TO THE NEXT AGENDA. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

5.6 DISCUSSION AND ACTION – Vineyard Heritage Commission

The Mayor and Town Council will discuss and possibly act to approve the formation of a Vineyard Heritage Commission.

Councilmember Riley stated that it had been suggested that they consider putting together a heritage committee to identify ways to remember the heritage of Vineyard.

He said that resident Tim Blackburn gave a proposal to create an official body and call it the Vineyard Heritage Commission or Foundation and then the mayor would appoint someone to chair it. He said that Mr. Blackburn felt that there were many people that wanted to serve and suggested that it be a seven-member committee. The idea would be that they would meet often to consider what could be done, and consider places such as on the trails for monument markers or points of interest. He said that they would be responsible to help with fundraising, etc. He suggested that they could have a minimal budget from the town but needed to seek additional funding from other sources.

Resident Tim Blackburn living in the Sleepy Ridge subdivision explained that there was interest in preserving the heritage in Vineyard. He mentioned that there were many people interested but wanted guidance and be given authority to speak for the town and council not only for financial donations but in preserving the history. He felt they needed to keep it going and educate future generation. He mentioned that BYU had papers for the area and thought they could maybe acquire them. He said that there was a lot of history with Geneva and the lake. He felt that if the council could form a committee that there was a lot that could be done. He said they felt it was an opportunity to create markers, use old tractors, and other equipment all over the community that would help people be reminded of the heritage of the area. He read a statement that he wrote, "Our future can only be as strong as the foundations upon which it is built. The strongest part of every foundation is its history." He felt that if they could build a strong foundation based upon its rich history it would give them something to be proud of in the future. Councilmember Fullmer mentioned that she spoke with a councilmember from Orem who was over their heritage committee. She said that they oversee trails, park, monuments, and value certain days of the year. She felt that there were great resources out there.

Mayor Farnworth asked for suggestions on forming the committee. Councilmember Riley felt that through social media and the newsletter there was an opportunity to explain what the council would like to do and have residents submit names. Mayor Farnworth felt it was a good suggestion to put out an announcement. Councilmember Riley felt that social media was a place to start. He stated that Mr. Blackburn had done a great job bringing the idea forward and felt that he would be a natural candidate to chair the committee. Mayor Farnworth suggested that they have them form a committee and back come back to the council with their by-laws, etc.

Councilmember Flake felt that they should approve the creation of the Vineyard Heritage Commission and then advertise it.

Gerald Anderson with Anderson Development mentioned that they had amassed more of the Geneva history than anyone. He said that they had about 3,000 square feet of documents and memorabilia with a history of Geneva, and would be willing to donate it as long as it went to a place that would have oversight.

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER FLAKE MOVED TO CREATE THE VINEYARD HERITAGE COMMISSION. COUNCILMEMBER RILEY SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

Mayor Farnworth gave residents direction to move forward with forming the committee, writing the by-laws and a tentative budget. Councilmember Riley asked to be the councilmember over the committee in the interim.

CLOSED SESSION – No closed session was held.

Town Water/Sewer Operator Sullivan Love announced that there would be a presentation by Central Utah Water Gardens on efficient water use for residents, held at Town Hall on Thursday, May 12, 2016 at 7:00 PM.

ADJOURNMENT

Mayor Farnworth called for motion to adjourn.

Motion: COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 8:45PM. COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

The next regularly scheduled meeting is May 25, 2016.

MINUTES APPROVED ON: June 8, 2016

CERTIFIED CORRECT BY: /s/ Pamela Spencer
P. SPENCER, TOWN CLERK/RECORDER